

**Borough of Watchung
Board of Adjustment Meeting
June 8th, 2017**

Minutes

Chairman Cronheim indicated there was a quorum to conduct business. The Chair stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the open public meetings law and proper notification of this meeting has been made.

Salute to the flag.

Chairman Cronheim called the meeting to order at 7:42pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:

Fechtner (X) Hunsinger (X) Dallas (X) Brown (X) Kita (A) Panzarella (X)
Bell (X) Lauerman (X) Cronheim (X)

Continuing Application

BA16-09 Andrzej and Eva Bucko
445 Johnston Drive Block 6501 Lot 5
Solid Fence

Variance relief (28-502A.1.(a)) 6' solid fence not permitted in the zone.
Any and all variances associated with this application as needed.

Mr. and Mrs. Bucko were present and previously sworn in. Mr. Bucko relayed his displeasure that this has taken so long to proceed. Mr. McDonald reminded him that putting the fence up in the first place with no approvals is what brought him to the board.

Chairman Cronheim explained that Mr. Bucko should explain to the board what he proposes as a plan. Mr. Bucko presented the board with pictures of the property, fence and proposed plantings. One picture showed the plantings that he did near the driveway six years ago, and said that the trees he planted there were only two feet tall, and now over 20' tall in six years. This photo was marked as A-1, and a drawing of the proposed plantings as A-2.

Mr. Bucko said he proposes to put 5 large Colorado spruce trees in front of the fence. Frame 2 of the drawing showed what he plans to do on the back side of the fence, which depicted a garden. Mr. Bucko said he spoke to his neighbor, who also wants the privacy, and asked that he finish the fence. Chairman Cronheim asked how far the neighbor's house was from the fence. Mr. Bucko said about 20 feet. Mr. Bucko explained that his neighbor grows bamboo between their homes, and how invasive it is, and how it has encroached onto his property, and he keeps trying to get rid of it. Mr. Hunsinger said that he was under the impression that the fence was one gates

length in front of the house, but as he drove by to look, he realized that the fence is (3) 8-foot panels in front of the home. He said he thinks it is about 24' in front of the house, and Mr. Bucko replied that it was something like 22 feet. Mr. Hunsinger said that in order to approve this application, they would have to put in how far in front of the home the fence is. Mr. Bucko said that the fence is about 120' from the road.

Mr. Hunsinger asked the height of the retaining wall by the fence. Mr. Bucko said that on the right side by the gate, the height is about 6 inches, and on the left, it is about 2 feet. Mr. Bucko said he has been working on his property for years, and is working hard to make it beautiful. Mr. Bell suggested making a condition that he covers the white fence in front by 70% with plantings. Chairman Cronheim agreed that it would be important to cover most of the fence. Mr. Hunsinger said that if they approve the application, there should be a condition in the resolution stating that the plantings must be maintained, and if a tree should die, it must be replaced.

Mrs. Fechtner said that she has seen many landscaping plantings where they don't look like much the first year, but in two or three years they mature and look wonderful. Mrs. Fechtner said in a few years, you won't even see the white fence. Mr. McDonald asked Mr. Bucko if he would be willing to plant to achieve a similar look to what he already has on the right side of the house near the driveway, shown in the photograph. Mr. Bucko said that has been his plan.

Chairman Cronheim asked if there were any further questions from the board. Hearing none, opened to the public. Hearing no one come forward, closed the public portion of the application. Mrs. Fechtner made a motion to approve this application with the conditions that the board cited. Mr. McDonald explained that there were two conditions. One, was Mr. Bucko would plant 5 Colorado Spruce trees 6' to 8' in height, with other vegetation similar to the photograph presented, and two, was to maintain these plantings. Mr. Bucko agreed. The motion was seconded by Mr. Brown. Hearing now more discussion, the roll call vote was as follows:

Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Panzarella (no)
Cronheim (yes)
The motion carried

Resolution

Resolution BA17-R1

Application BA17-01

Don and Rita Gray

6 Fox Chase Block 6901 Lot 6

3 car attached garage

Variance relief for front yard setback- 43.83' where 50' required

Any and all variances associated with this application as needed.

Mr. Hunsinger made a motion to approve this resolution, seconded by Chairman Cronheim.

Hearing no more discussion, the Chair asked for a roll call.

Roll call vote as follows:

Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Panzarella (yes)

Cronheim (yes)

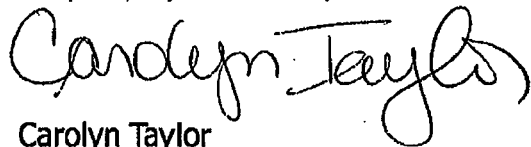
The motion carried

At this point, the Chair closed the public portion of the meeting to go into Executive session regarding litigation. The time was 7:59.

Chairman Cronheim reconvened the board at 8:28pm with all members still present. Mr. McDonald said that the matter that was discussed was Watchung Associates v. the Borough of Watchung.

Chairman Cronheim adjourned the meeting at 8:30 until the next regular meeting of July 13th, 2017.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carolyn Taylor". The signature is written in dark ink and is positioned above the printed name and title.

Carolyn Taylor
Board of Adjustment Clerk